

Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Friday, June 11, 2021 Meeting

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: **DELEGATED AUTHORITY TO DISPOSE OF LAND**
Request from Metrolinx for Disposition of Toronto and Region Conservation Authority-owned Lands Required for the Construction of Traction Power Substation (TPSS) Ductbanks for the Finch West Light Rail Transit (FWLRT) Project, City of Toronto, Humber River Watershed (CFN 65248)

KEY ISSUE

Delegated authority for disposition of property located south of Humber Humber College Boulevard, West of Highway 27, in the City of Toronto, Humber River watershed.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS Toronto and Region Conservation Authority (TRCA) is in receipt of a request from Metrolinx for disposal of land required for the construction of Traction Power Substation (TPSS) Ductbanks for the Finch West Light Rail Transit (FWLRT) Project, located south of Humber College Boulevard, West of Highway 27, in the City of Toronto, Humber River watershed;

AND WHEREAS review of the request is ongoing and TRCA staff do not have sufficient information to bring forward final transaction details, including a reference plan defining the specific location and dimensions of the area, and the compensation valuation for the proposed disposition;

AND WHEREAS no meetings of the Executive Committee and Board of Directors are scheduled for the months of July and August 2021;

AND WHEREAS delaying approval of the land disposition until the September Board of Directors meeting would cause delays and create schedule risk for the FWLRT Project;

AND WHEREAS it is in the best interest of TRCA in furthering its objectives as set out in Section 20 of the *Conservation Authorities Act* to cooperate with Metrolinx in this instance;

THEREFORE, LET IT BE RESOLVED THAT the Chief Executive Officer be delegated authority to dispose of vacant land to Metrolinx, consisting of approximately 0.01 ha (0.025 acres), more or less, required for the purpose of construction of ductbanks for the FWLRT Project, located south of Humber College Boulevard, West of Highway 27, in the City of Toronto, Humber River watershed, to be further described in a reference plan to the satisfaction of TRCA, and that compensation be based on fair market value in accordance with TRCA's land disposition policy;

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THAT authorized TRCA officials be directed to take the necessary action to finalize the transaction, including obtaining any necessary approvals and the signing and execution of documents;

AND FURTHER THAT staff report back on the land disposal to the Board of Directors at the September 2021 meeting.

BACKGROUND

Metrolinx has requested TRCA-owned lands to construct TPSS Ductbanks for the FWLRT Project, located south of Humber College Boulevard, West of Highway 27, in the City of Toronto, Humber River watershed.

The subject TRCA-owned lands were acquired from The Board of Governors of the Humber College of Applied Arts and Technology, on February 28, 1979 under the Humber River Flood Plain Lands Project (P.8.A).

RATIONALE

TRCA staff are currently reviewing a Metrolinx request for TRCA-owned lands to construct Traction Power Substation (TPSS) Ductbanks for the Finch West Light Rail Transit (FWLRT) Project, located south of Humber College Boulevard, West of Highway 27, in the City of Toronto, Humber River watershed.

TRCA property staff require additional information for the proposed property disposition, including a reference plan defining the specific location and dimensions of the area, and the compensation valuation for the proposed disposition, prior to bringing a recommendation to TRCA's Board of Directors. However, delaying approval of the proposed disposition until the September 2021 TRCA Board of Director's meeting would have implications on the FWLRT project schedule.

As such, staff request the Board of Directors grant delegated authority to the CEO to dispose of vacant land to Metrolinx to ensure timely implementation of this priority project. Staff will prepare a report for the Board of Directors Meeting scheduled for September 24, 2021 to provide the Board with an update regarding the property disposition.

Attachment 1 is a sketch illustrating the location of the proposed disposition. **Attachment 2** is an orthophoto illustrating the location of the proposed disposition.

Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan

This report supports the following strategy set forth in the TRCA 2013-2022 Strategic Plan:
Strategy 4 – Create complete communities that integrate nature and the built environment

FINANCIAL DETAILS

Metrolinx will be required to assume all legal, survey and other costs involved in completing this transaction and will be required to compensate TRCA for the land at fair market value based on an appraisal.

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Date: May 17, 2021

Attachments: 2

Attachment 1: Site Plan

Attachment 1: Orthophoto